

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

January 12, 2017

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: B. Mazade, F. Peterson, S. Gawron, B. Larson, J. Doyle

MEMBERS ABSENT: T. Michalski, E. Hood; J. Montgomery-Keast, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: P. Sanchez, CEC Engineers; Marty

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of December 15, 2016 be approved was made by B. Mazade, supported by F. Peterson and unanimously approved.

PUBLIC HEARINGS

None

NEW BUSINESS

Case 2017-01: Request for a Site Plan Review for a new building and practice field at 221 S Quarterline Rd. M. Franzak presented the staff report. This project was initially approved by the Planning Commission in April of 2016. However, Muskegon Community College has changed their plans and would now prefer that the new building be separate from the existing gymnasium, rather than building an addition to it. The property is zoned RM-1, Medium Density Multiple Family Residential, as is the rest of the Muskegon Community College campus. The new Health and Wellness Center will be 52,347 sf. and located just to the east of the current gymnasium. The new practice field will be located just south of the new building. The parking lot to the north will be realigned slightly to create a one-way access drive with a landscaping island. A few parking spots will be lost, but there is adequate parking in the area. Two retention basins will be located to the south of the new building to handle the stormwater runoff. Some trees will be removed where the new building will be placed; however, more trees will be added to the site, resulting in a net gain.

M. Franzak addressed concerns of the Fire and Public Works Departments. The Fire Marshall had denied the site plan due to the lack of fire access to the building. M. Franzak pointed out on the site plan where the planned access area would be, at the rear of the building. He proposed that any site plan approval be contingent on city staff being satisfied with fire accessibility and meeting the DPW requirements. P. Sanchez provided renderings of the site showing the placement of the new building and utilities. J. Doyle asked what had changed from their previous plans that were

approved, and if any classrooms were being added. Marty explained the changes and stated that they would be adding classrooms as well as simulation suites for the nursing program.

A motion that the site plan for the new building and practice field at 221 S. Quarterline Rd. be approved, with the condition that staff be allowed to approve the alterations necessary to meet the DPW and Fire Department conditions, was made by F. Peterson, supported by B. Mazade and unanimously approved, with B. Mazade, F. Peterson, S. Gawron, B. Larson, and J. Doyle voting aye.

OLD BUSINESS

Small lot zoning – M. Franzak updated board members on this ongoing process.

Rezoning of Consumers Energy property – F. Peterson stated that City Commission approval of this had been tabled for approximately 2 weeks.

OTHER

None

There being no further business, the meeting was adjourned at 4:30 p.m.